

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine 828-4966

Project Name: J. Balacco, Trustee/Sovereign 6

Case #: 65-R-02

Date: June 5, 2002

Comments:

No Comments.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
Office Fax: (954) 828-5275
Email: timw@cityfort.com

Project Name: J. Balacco
Site Plan Review
620 N.E. 2 Street

Case #: 65-R-02

Date: June 11, 2002

Comments :

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management, Pollution Control Code must be submitted with application for Building Permit.
2. The engineer shall demonstrate that stormwater is properly retained on site through the use of on site retention/detention areas, systems, or the like. A cross sectional view along each property adjacent to the site and along right of way frontage for paved and unpaved sections shall be incorporated into the drawing set.
3. Sufficient existing and proposed finished pavement and yard elevations shall be afforded for staff to confirm runoff does not adversely impact adjacent sites or the public right of way. Roof sections shall be pitched to on site scuppers/gutters and directed to retention/detention systems.
4. The applicant shall verify that no easements or other instruments of record exist which impact the Engineering Department's ability to permit this site plan. In the event such instruments exist and are recorded in the office of records, Broward County, FL the owner risks delay or denial of the building permit. Please refer to the surveyor's note 3, boundary survey.
5. Insufficient stacking distance has been provided at the entrance to the parking area from N.E. 2 Street. A twenty-two (22) foot stacking distance is required per Section 47-20 of the City Code.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

6. Please dimension a typical parking space, the drive aisle width and the stacking distance provided (from property line).
7. Provide a completed utility design which provides services from City water and sewer facilities to this site.
8. A stop sign and bar (FDOT Index R1-1) shall be required at the exits onto N.E. 2 Street and the alley.
9. Please provide a photometric (lighting) plan in accordance with Section 47-20.14 of the City Code.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
828-5875

Project Name: J. Balacco, Trustee/Sovereign. **Case #:** 65-R-02

Date: 6/11/02

Comments:

- 1) Civil plan required show fire main, hydrants, DDC and FDC's.
- 2) Flow test required.
- 3) What is the building height per FBC. The elevation plans are not clear on this item.
- 4) NFPA 101-2000, 7.1.3.2.1 e, elevator may not be contained inside stair shaft. Corridor required.
- 5) Stair doors must swing in direction of exit and maintain the required clearances. See Exhibit 7.17 of the NFPA 101- 2000 Handbook.
- 6) For meeting call 828-5223.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: J. Balacco, Trustee, Sovereign 6

Case #: 65-R-02

Date: June 11, 2002

Comments:

This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

Recommendations:

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Dean Delaune, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; Kaval Wireless Solutions Inc., Kenneth Haberer, (919) 524-8783; Motorola Land Mobile Products Sector, Scott Landau, (954) 489-2020; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: J. Balacco, Trustee/Sovereign 6

Case #: 65-R-02

Date: 6/11/02

Comments:

1. Provide the calculations for the required site open space. (This would be 200 square ft. per unit.)
2. Provide a list of the existing trees and palms on site, their names and sizes. "Equivalent replacement" to be above min. site Code requirements.
3. What do the labels for "20 Mul" and "20 Sod" mean?
4. The screening hedge is not labeled.
5. Landscape Plan to contain the name of the Landscape Architect who prepared the plan.
6. Indicate any utilities that would affect proposed planting (such as overhead power lines) on the Landscape Plan.
7. Establish a definitive street tree scheme. ½ of the required street trees should be shade trees.
8. Landscape areas to be protected from vehicular encroachment (curbs/wheel stops).

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Planning

Member: Donald Morris
828-5265

Project Name: Sovereign 6 (13-Unit Multifamily
Development)

Case #: 65-R-02

Date: June 11, 2002

Project Description:

The petitioners propose to construct a 13-unit multi-family development in the RAC-EMU zoning district. Since this project exceeds five (5) units and will require the use reserve units, a Level II Site Plan Review (DRC) is required, which will be subject to City Commission Request for Review (CRR).

Comments:

1. It is strongly recommended that these plans be presented to representatives of the Victoria Park Civic Association.
2. Provide a text narrative the includes information on the following:
 - a. How this proposal meets Adequacy Requirements of Section 47-25.2.
 - b. How this proposal meets Neighborhood Compatibility Requirements of Section 47-25.3.
 - c. How this proposal meets the design criteria specified in Section 47-13.20 (B) (3).
 - d. The hours of the various service and maintenance operations.
 - e. Solid waste disposal system.
3. Provide a copy of the most current recorded plat and amendments for the proposed site.
4. Provide a full-scale aerial map.
5. Provide an accurate location map.
6. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area.
7. Provide color and materials information or samples for all exterior surfaces and indicate on all plans.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

8. All private drives shall comply with engineering standards (47-20.5 (B)).
9. The proposed 24 parking spaces are two (2) less than what is required (26).
10. Landscaping shall conform to Section 47-21. Discuss landscape improvements and street tree spacing with landscaping representative.
11. Correct the address on the landscape plan.
12. Provide detail of concrete wall located on the East property line on the site plan.
13. Show adjacent structures and uses on the site plan and landscape plan.
14. Improvements in the public right-of-way shall adhere to engineering standards. Public sidewalks within the RAC-UV are wider than in other districts. Increase the width of the public sidewalk along NE 2nd Street to seven (7) feet. Discuss standards with engineering representative.
15. This development proposal is subject to City Commission Request for Review (CRR) as specified in Section 47-13.20 (M)(2).
16. On April 24, 2001, the Broward County Commission approved a change to the Downtown Regional Activity Center that allows for the allocation of residential "RESERVE" units into two distinct areas North and South of Broward Boulevard.

As a result of the allocation of residential units to previously submitted development proposals, there are limited amount of residential units available for your project #65-R-02 requesting 4 units.

Please be advised that per ULDR Sec. 47-13.20.B.4.a. units are allocated on a first come first served basis and are allocated upon site plan approval.

Currently there are 197 reserve units and 27 bonus density affordable housing units available in the Northern portion of the Downtown Regional Activity Center. Please note reserve units are limited to developments with densities of up to and including 50 units per gross acre.

A Comprehensive Plan amendment to increase the total residential units in the Downtown RAC has been submitted by the City of Fort Lauderdale to the Department of Community Affairs and various State Agencies for review. This amendment is not expected to be adopted by the City of Fort Lauderdale until completion of the proposed Downtown Master

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Plan. If the proposed amendment is ultimately found to be consistent with state law and re-certified by the Broward County Planning Council, it is expected that units will again become available in the Downtown Regional Activity Center.

An applicant assumes the risk of proceeding through the City's review & approval process with the understanding that even though the project meets all other applicable development regulations, final approval will not be granted until residential units are available.

It appears that your project is less than 50 units per acre density and will be able to utilize the reserve units. These units are allocated in accordance with the provisions in Section 47-28.1.L. of the ULDR (adopted in ordinance C-01-17 on May 1, 2001). This section requires that the applicant demonstrate that the use of reserve dwelling units supports the goals, objectives and policies of the City of Fort Lauderdale's Comprehensive Plan. Submit a narrative demonstrating how the proposed project supports and implements specific goals, objectives and policies of the city's Comprehensive Plan

16. Additional comments may be forthcoming.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Police

Member: Detective Nate Jackson
Office- 954-828-6422
Pager- 954-877-7875

Project Name: J. Balacco, Trustee/Sovereign 6

Case #: 65-R-02

Date: June 11, 2002

Comments:

Will there be vertical bar fencing or other form of perimeter control?

No further comments

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
828-5913

Project Name: J. Balacco, Trustee/Sovereign 6

Case #: 65-R-02

Date: 6/11/02

Comments:

1. Provide a narrative outlining compliance with section 47-13.20.B.3.
2. Dimension drive aisle pursuant to section 47-20.11.
3. Provide a setback data table.
4. Wing walls shall be setback five (5) feet from the property line to comply with the minimum setback requirements for the zoning district.
5. Provide a photometric lighting plan prior to final DRC review pursuant to section 47-20.14.
6. Additional comments may be forthcoming at DRC meeting.